United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Wednesday, October 17, 2007
From: Tom Cook, OSC

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Subject: Peoples Gas Pitney Court Station Site
3052 Pitney Court, Chicago, IL
Latitude: 41.8375
Longitude: -87.6625

POLREP No.:	8	**Site #:**	B5HP
Reporting Period:	9/14/07 to 10/05/07	**D.O. #:**	Not Applicable
Start Date:	6/18/2007	**Response Authority:**	CERCLA
Mob Date:	6/18/2007	**Response Type:**	Time-Critical
Completion Date:		**NPL Status:**	Non NPL
CERCLIS ID #:	ILN000510196	**Incident Category:**	Removal Action
RCRIS ID #:		**Contract #**	EP-S5-06-04

Site Description

The Pitney Court Station Site (Site) is located at 3052 Pitney Court, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.8 acres and is bordered to the northwest by Archer Avenue, to the northeast by Pitney Court and 31st Street, to the east by Benson Street, to the south by Chicago Plating Inc., a chrome plating facility, and to the west by the South Fork of the South Branch of the Chicago River.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1897 to 1921. The Universal Gas Company (Universal) began MGP operations at the Site in 1897. Peoples Gas leased the facility from Universal in 1907 and then purchased Universal in 1914. Production operations ceased at the Site in 1921, and the facility was dismantled in 1938. Peoples Gas sold the property in 1952 and re-purchased it in July 2005. Peoples Gas currently owns the Site, which will be developed for residential use.

Numerous investigations were conducted by a number of parties from 1990 to 2000. Peoples Gas conducted investigations from approximately 2002 to 2006. Coal tar, staining, and sheen were observed at depths below the water level in soil borings and test pits. Arsenic,

lead, benzene, ethylbenzene, toluene, and polynuclear aromatic hydrocarbons (PAH) were detected at concentrations exceeding Illinois TACO Tier I screening levels in soil samples. Volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, and cyanide were detected in groundwater samples at the site. Sediment samples collected in the South Fork of the South Branch of the Chicago River contained PAHs and other SVOCs, VOCs, PCBs, oil and grease, and metals; two of these sediment samples contained oily sheens.

Remediation activities, consisting of excavation and disposal of contaminated soils, were begun by Peoples Gas in September 2005 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Remediation was suspended temporarily in December 2005 and started up again in September 2006. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD), along with their subcontractors.

Site activities by the potentially responsible party (PRP) include excavation to depths ranging from approximately 3 feet to 20 feet below ground surface (bgs). Other site activities include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in excavation in approximately 99 cells of 151 excavation cells (see BMcD map of excavation areas under □documents□ on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007 prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate to a different site each day. Both Hough Place and Pitney Court remediations are expected to be completed by end of 2007, while the 22nd Street Station Site remediation is expected to be completed by the end of 2008.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court Station, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites. As part of the removal activities, START collects or observes the collection of confirmation samples of soil to confirm that the PRP cleanup objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- □ BTEX;
- □ PAHs;
- □ Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium

- 2-methynaphthalene and carbazole (SVOCs).

Cleanup objectives for the Pitney Court Station Site are IEPA TACO Tier I residential standards for soil ingestion and inhalation.

Current Activities

During the reporting period, the PRP performed excavations in cells CF111, CF112, CF097, CF083, CF084 and CF098. The PRP conducted confirmation sampling at cells CF125, CF111, CF112, CF097, and CF083 (see BMcD map of excavation areas under documents on the OSC website).

A summary of the activities performed during the reporting period by BMcD at the Site are as follows:

- Transported 385 loads of soil/ debris to CID Landfill in Calumet City, Illinois
- Transported 2 loads of water to CID for disposal
- Transported 0 loads of concrete debris to Countryside landfill for disposal
- Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter)
- Performed health and safety air monitoring during site activities
- Backfilled completed excavation cells
- Performed street sweeping and dust control activities
- Performed daily de-watering activities in excavation area, as needed, with offsite disposal of water.
- Collected confirmation soil samples from the floor of CF125, CF111, CF112, CF097, and CF083
- Began excavation at CF097 and CF083

On September 14, 2007, START personnel collected a confirmation soil sample from the south wall of CF125, along with BMcD. START personnel also observed as BMcD collected a confirmation soil sample from the east wall of CF125. The samples were analyzed for BTEX and SVOCs. START sample results for the CF125 south wall were below the PRP cleanup levels as stated in the Remedial Action Plan (RAP). BMcD has not yet reported results for the samples.

On September 19, 2007, START personnel observed as BMcD collected one confirmation soil sample each from the floors of CF111 and CF112. The samples were analyzed for BTEX and SVOCs. BMcD has not yet reported results for the samples.

On September 28, 2007, START personnel observed as BMcD collected one confirmation soil sample each from the floors of CF083 and CF097 and the north wall of CF097. The samples were analyzed for BTEX and SVOCs. BMcD has not yet reported results for the samples.

Analytical results from previous sampling events have been received and evaluated by START. On July 31, 2007, START personnel observed as BMcD collected confirmation soil

samples from the floors of CF101, CF102 and CF115. The samples were analyzed for BTEX and SVOCs; CF101 was also analyzed for SPLP metals. BMcD reported that the samples were below the cleanup levels as stated in the RAP.

On August 10, 2007, START personnel observed as BMcD collected a confirmation soil sample from the floor of CF142 and CF128. The samples were analyzed for BTEX and SVOCs. BMcD reported that the samples were below the cleanup levels as stated in the RAP.

On August 17, 2007, START personnel observed as BMcD collected confirmation soil samples from the floors of CF127 and CF141. The samples were analyzed for BTEX and SVOCs. BMcD reported that the samples were below the cleanup levels as stated in the RAP.

On August 30, 2007, START personnel collected a confirmation soil sample from the floor of CF140, along with BMcD. The sample was analyzed for BTEX, SVOCs and SPLP metals. START sample results for BTEX, SVOCs and SPLP metals analysis analysis were below the PRP cleanup levels as stated in the RAP. BMcD also reported that this sample was below the cleanup levels.

Planned Removal Actions

Planned removal actions at the Pitney Court Station Site are as follows:

- Excavate soil per the RAP
- Transport excavated soil to CID Landfill for disposal
- De-water excavation areas as needed
- Transport water from excavation areas to disposal facility as needed
- Backfill completed excavation areas

Next Steps

The next steps to be carried out by the PRP are as follows:

- Complete excavation of cells CF097 and CF083; including disposal of soil
- Begin excavation of other cells
- De-water excavation areas if required
- Transport water from excavation areas to disposal facility if required
- Continue 24-hour perimeter air monitoring and sampling
- Continue air monitoring in work zones
- Collect confirmation samples of completed excavation cells, including CF097 and CF083
- Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	$50,000.00	$24,089.49	$25,910.51	51.82%
Intramural Costs				
Total Site Costs	$50,000.00	$24,089.49	$25,910.51	51.82%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/PitneyCourt